027.A	0002	0077.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	544,400	/	544,400
USE VALUE:	544,400	/	544,400
ASSESSED:	544,400	/	544,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANE ADAM & REBECCA
Owner 2:	
Owner 3:	
Street 1:	77 GRAFTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MITCHELL GEOFF & -
Owner 2:	SCHREIER LAURA -
Street 1:	77 GRAFTON ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Clapboard Exterior and 1099 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	541,400	3,000		544,400
Total Card	0.000	541,400	3,000		544,400
Total Parcel	0.000	541,400	3,000		544,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.36 | /Parcel: 495.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 280702
GIS Ref:
GIS Ref:
Insp Date: 05/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 027.A-0002-0077.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	533,400	3000	.		536,400	536,400	Year End Roll	12/18/2019
2019	102	FV	554,600	3000	.		557,600	557,600	Year End Roll	1/3/2019
2018	102	FV	490,300	3000	.		493,300	493,300	Year End Roll	12/20/2017
2017	102	FV	446,800	3000	.		449,800	449,800	Year End Roll	1/3/2017
2016	102	FV	446,800	3000	.		449,800	449,800	Year End	1/4/2016
2015	102	FV	412,700	3000	.		415,700	415,700	Year End Roll	12/11/2014
2014	102	FV	393,800	3000	.		396,800	396,800	Year End Roll	12/16/2013
2013	102	FV	393,800	3000	.		396,800	396,800		12/13/2012

!15383!

PRINT

Date	Time
12/11/20	05:06:41

LAST REV

Date	Time
09/10/19	08:23:07
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15383

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MITCHELL GEOFF	72914-43	2	7/12/2019		594,000	No	No		
GREEN THOMAS S	66940-49		3/16/2016		470,000	No	No		
GERBERICK ADAM	61707-208		4/30/2013		372,000	No	No		
GERBERICK ADAM	50582-375		1/10/2008	Family	1	No	No		
DIBONA PAMELA+F	47551-489		6/1/2006		1	No	No		

USER DEFINED

Prior Id # 1:	18493
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2018	752	Porch	20,000	C				rebuild porches
7/8/2015	915	Re-Roof	7,500					
9/3/2013	1321	Redo Kit	6,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2019	Other Change	JO	Jenny O
5/18/2018	Measured	DGM	D Mann
10/27/2015	Permit Insp	PC	PHIL C
5/6/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
4/2/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7818													G8	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98745072
Adj $ / SQ:	393.252
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	665124
Depreciation:	123713
Depreciated Total:	541411

COMMENTS

09/10/19: Engineering requested address change.
Previously 77 Grafton St, Unit 1..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1999
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	530.89
Special Features:	0	Val/Su Net:	492.63
Final Total:	541400	Val/Su SzAd	492.63

SKETCH

UnSketched SubAreas:
GLA: 1099,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,099	393.250	432,184

Net Sketched Area:	1,099			Total:	432,184
Size Ad	1099	Gross Are	1099	FinArea	1099

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.A-0002-0077.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X9	A	AV	1914	29.62	T	40	102			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:	Total: 3,000

IMAGE

AssessPro Patriot Properties, Inc